



The Plan Centre
26 Callan Crescent
Formby
L37 6EZ

Application No: 21LP/2884
Date Issued: 25 November 2021

PLD

TOWN AND COUNTRY PLANNING ACT, 1990

(Sections 191 and 192: as amended by Section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995: (Article 24)

Location: **24 Carkington Road, Liverpool, L25 8TB**

Description: **Application for certificate of lawfulness for proposed single storey extension to rear.**

Applicant: **Laura Brown
24 Carkington Road
Liverpool
L25 8TB**

Date Valid: **29 September 2021**

In pursuance of its powers under the above-mentioned legislation, the Local Planning Authority on **25 November 2021 GRANTED a certificate of lawfulness for the above-mentioned development in accordance with your application, in accordance with the details specified in the attached schedule.**

(see attached)

Samantha Campbell
Head of Planning

CERTIFICATE OF LAWFULNESS - GRANTED**INFORMATIVES**

1. Liverpool City Council hereby certify that on the date given above, the proposed development would be lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

Under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, the proposed development as defined on the submitted application is considered to be permitted development

2. The development hereby approved shall be carried out in accordance with the following drawings:

Drawings 1695 1 to 9

3. The permission hereby granted does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Applicants should satisfy themselves that the agreement of any adjoining land owners has been given prior to works commencing on site.

4. The applicant is advised that they may find it useful to have a discussion with the council's in house Building Control Service in relation to various parts of the Building Regulations at an early stage, including Parts B (Fire Safety), H (Drainage/Waste Disposal) and M (Access) prior to making an application to them. . The council's in house Building Control Service will not charge you for an initial discussion regarding these matters. They can be contacted on 0151 233 0339 or via email philip.smith1@liverpool.gov.uk .

(Sections 191 and 192: as amended by Section 10 of the Planning and Compensation Act 1991)

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NOTES FOR PLANNING DECISION NOTICES

OTHER CONSENTS

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: building.control@liverpool.gov.uk Tel: 0151 233 3021 <https://liverpool.gov.uk/buildingcontrol>). Where a Building Regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Planning Department.

COMPLIANCE WITH THE PERMISSION/CONSENT

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

APPEALS TO THE PLANNING INSPECTORATE

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. *Please note, only the applicant possesses the right of appeal.*

If you want to appeal, then you must do so within **six months** of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online www.gov.uk/government/organisations/planning-inspectorate . The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0303 444 5334 or e-mail: enquiries@pins.gsi.gov.uk). *You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*

PURCHASE NOTICES

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

COMPENSATION

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

NEW RESIDENTIAL DEVELOPMENT

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the Cable TV provider

PUBLIC NOTICE – PARTY WALL ETC. ACT 1996

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences.

You are advised to engage the services of a private surveyor to act on your behalf in any formal private

procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.
Failure to comply with the Act may result in civil action being taken against you.